



Northfields Lane, Brixham, TQ5 8RD

Eric Lloyd
&Co.

www.ericlloyd.co.uk



£395,000 Freehold

Occupying a highly desirable position on the Furzeham side of Brixham, a **TWO BEDROOM REVERSE LEVEL HOUSE** requiring modernisation with **SEA AND COASTAL VIEWS** and superb potential.

Located just a short walk from the much-loved Fishcombe Cove, scenic Battery Gardens, and beautiful coastal footpaths, this property enjoys an enviable setting combined with excellent access to nature, shoreline walks and Brixham's picturesque surroundings.

The standout feature of this home is undoubtedly the wonderful outlook to the rear, where a far-reaching sea and coastal view provides a constantly changing backdrop. The design of the accommodation makes the very most of this outlook, with the main living spaces arranged on the upper level to fully capture the light and the view.

A set of double gates opens from the road onto a driveway, providing off-road parking and leading to the integral garage. The front garden has been part landscaped and offers attractive kerb appeal, with scope for further enhancement should a future owner wish. Inside, the upper floor features a large lounge/dining room to the rear, positioned to take full advantage of the panoramic coastal aspect. This generous space enjoys superb natural light thanks to two sets of patio doors, both of which open onto a wide balcony spanning much of the rear elevation. The balcony offers an ideal spot to relax, dine outdoors or simply sit and enjoy the sea view and fresh coastal air.

To the front of the property is the kitchen/breakfast room, a good-sized and practical space with scope for updating. Its layout allows for a breakfast table, making it a sociable area for everyday meals. With modernisation, the kitchen could be transformed into a stylish and functional hub of the home. There is also a Cloakroom/W.C. on this floor.

Descending to the lower level, the accommodation continues to offer excellent flexibility. There are two double bedrooms, both with fitted wardrobes, each with direct access to the lower terrace and rear garden, ensuring both rooms feel connected to the outdoors. One of the bedrooms benefits from a dressing room area and en suite shower room, creating a private suite with great potential once refurbished. A separate shower room/W.C is also located on this floor, serving the second bedroom and guests. Both bedrooms enjoy good proportions, with plenty of space for wardrobes or additional storage.

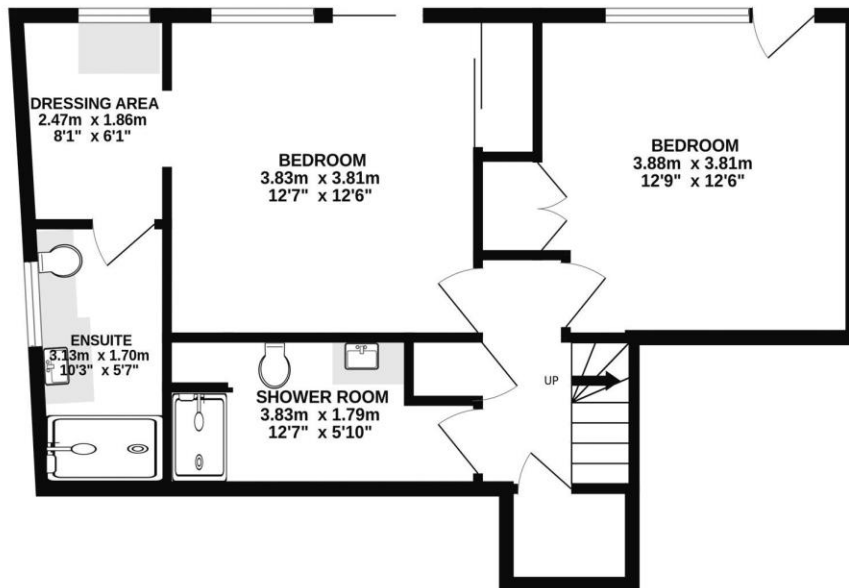
The rear garden, while compact, offers scope for attractive landscaping and provides a sheltered outdoor area ideal for potted plants, seating, or simple low-maintenance enjoyment. With the right vision, this area could complement the terrace and balcony above beautifully.

Requiring modernisation and updating, this house offers a rare chance to create a highly desirable coastal home in one of Brixham's most favoured residential locations. With sea views, balcony, parking, garage and direct access to some of the area's finest coastal walks, this property represents an exciting project with significant future potential.

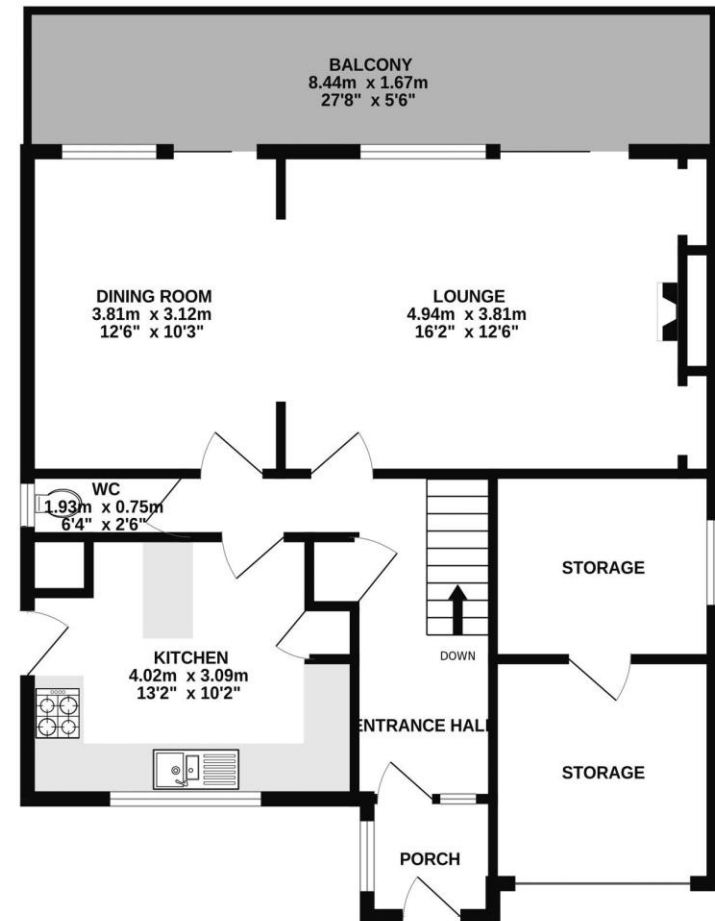
For sale with **NO ONWARD CHAIN**.



GROUND FLOOR
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 122.9 sq.m. (1323 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. For mobile reception Ofcom indicates coverage here via:
VODAPHONE 83% - EE 76% - O2 65% - THREE 82%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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